

20C.40.10 ~~City Center~~Downtown Zones Districts.

20C.40.10-010 Purpose.

The purpose of this division of the Community Development Guide is to implement the Downtown vision and policies as described in the Comprehensive Plan. The Downtown neighborhood - less than one square mile in size - contains a series of sub-neighborhoods or districts. These individual districts will continue to develop as distinctly different places within the Downtown, characterized by different building heights, designs and land uses, distinctive entrance corridors, streetscapes, roadway designs, landscaping, and amenities. This variety maintains diverse and easily recognizable districts that draw people to them, and are easy to navigate through. The Downtown neighborhood is divided into 12 districts entitled “Valley View”, “Bear Creek”, “Trestle”, “Sammamish Trail”, “Town Square”, “Old Town” “Anderson Park”, “River Bend”, “River Trail”, “East Hill”, “Carter”, and “Town Center”. They are shown on the map entitled “Downtown Districts”, included in this section. The intent of each of the districts is as set forth below.

20C.40.10-0120 ~~Mixed Use/Retail Zone (CC-1).~~Old Town (OT), Anderson Park (AP)

The Old Town and Anderson Park districts are comprised of the original downtown and include a number of historic structures and gathering places. The Old Town district is established to be a center of pedestrian-oriented retail activity in the Downtown neighborhood. The Anderson Park district is also encouraged to evolve into a multi-storied mixed-used district with ground floor commercial spaces along Cleveland Street and Redmond Way, and perhaps some free-standing, multi-story residential buildings along the quieter streets of NE 79th Street and 168th Avenue NE. The regulations shaping development in these districts provide for an urban village pattern and rhythm which encourages narrow ground floor store fronts, small blocks, narrow streets with curbside parking, mixed use residential/office/service buildings, and pedestrian scale architecture. The regulations also encourage the enhancement of existing older buildings in Old Town with small ground floor retail spaces, characterized by narrow bay spacing complementary to pedestrian activity and interest, and office or residential spaces in upper stories. The pedestrian nature of the area is emphasized through lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of these areas.

The ~~CC-1~~ These districts provides for a full range of retail uses such as specialty and comparison shopping, eating and entertainment establishments, as well general and professional services, and residential uses. ~~The district is intended to continue the historical role of the area as the City’s traditional center of commerce, culture and civic life.~~ (Ord. 1901)

20C.40.10-0230 ~~Mixed Use/Shopping Center Zone (CC-2).~~Town Center (TWNC)

Town Center is one of the City’s primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and eventually residences in the heart of the City is intended to bring people together during the day and evenings for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this district is controlled by a Master Plan

established to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

~~The CC-2 district is intended to provide for a major regional shopping center facility and associated uses such as offices, other retail activities, residential, theaters, and a hotel. (Ord. 1901)~~

20C.40.10-0340 Convenience Commercial (CC-3), Valley View (VV), Trestle (TR), and Bear Creek (BC)

The convenience commercial areas of Downtown include the Valley View, Trestle, and Bear Creek districts. These three districts are located at the major entrances to the Downtown to conveniently serve shoppers both within and from outside the neighborhood. These districts are intended to provide for everyday, basic shopping needs and services such as groceries, pharmacies, and other convenience retail goods and services that are easily accessed by pedestrians, bicyclists, and motor vehicles. Land uses and redevelopment in the area should be compatible with shopping and service needs of the community and surroundings, as well as with the long term Downtown vision of encouraging a more pedestrian-supportive, mixed-use environment in these districts.

~~The CC-3 district provides for retail stores and services likely to be visited frequently for everyday needs, such as grocery stores, restaurants, drug stores, dry cleaners, florists and similar uses. Residential and service uses are also allowed. (Ord. 1901)~~

20C.40.10-0450 Mixed Use/Office Zone (CC-4), Sammamish Trail (SMT), Town Square (TSQ) and River Bend (RB).

The Downtown neighborhood contains four distinct mixed-use residential/office districts, all intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. The distinction between the districts is reinforced through variations in design and development standards and minor variations in land use. These CC-4 districts provides for a range of employment uses such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multi-story office structures. These districts is are intended as an areas for the densest employment and residential uses in the Downtown employment intense area, but also provides for supporting retail, service, residential and entertainment uses located within walking distance of each other. Residential uses are allowed and encouraged in mixed use projects with ground floor retail shops or offices below the residential units. Retail uses are permitted on the ground floor throughout this district. Some of the quieter streets in these districts allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian friendly and activating commercial uses. (Ord. 1901)

20C.40.10-050 Mixed Use/Office Zone (CC-5):

~~The CC-5 district encourages an eventual transition to mid-rise office uses to add to the employment base of the City Center neighborhood, but also provides continued opportunities for automobile and boat sales, some retail uses, and residential uses. (Ord. 1901)~~

20C.40.10-060 ~~Mixed Use/Residential Zone (CC-6), River Trail (RVT), Carter (CTR), and East Hill (EH)~~

~~Downtown includes three residential districts at the periphery of the neighborhood that are intended to retain a quieter “residential” character than the other nearby mixed-use areas. These districts will provide a variety of housing types that are not primarily mixed-use, in developments that include more typical residential features such as front yards, landscaping, and ground related patios and porches. These areas are all located within walking distance to the various retail and service areas in the Downtown.~~

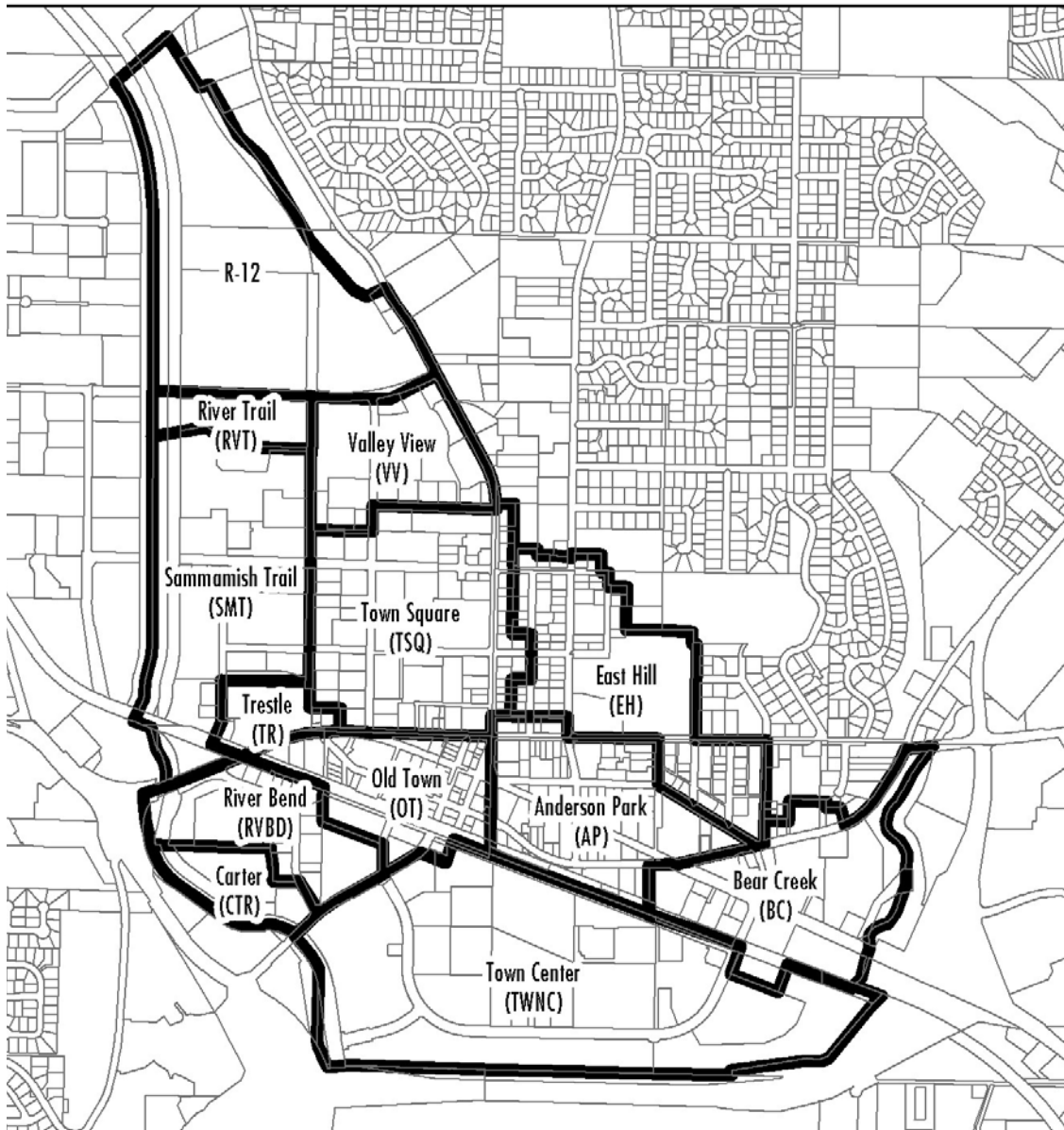
~~The CC-6 district encourages and provides for quieter, moderate density residential environments within walking distance to jobs, transit, retail, entertainment, and personal services. Professional services within buildings of residential design character are allowed in the district as well. (Ord. 1901)~~

20C.40.20 Permitted Land Uses.

20C.40.20-010 Permitted Land Uses Chart.

The chart entitled, “~~City Center~~Downtown Permitted Land Uses” is incorporated as a part of the subsection. It indicates land uses permitted within the different districts shown on the ZoningDowntown Districts Map (RCDG [20C.40.20-015](#)), in conjunction with the general land use definitions in RCDG [20C.40.20-020](#) and other restrictions related to these uses. The districts are established as set forth in RCDG [20C.40.10](#). (Ord. 1901)

20C.40.20-015 ~~City Center~~Downtown ~~Zoning~~ Districts Map.



Downtown ~~Zoning~~ Districts
20C.40.20-015



20C.40.20-020 ~~City Center~~Downtown Definition of Uses.

For purposes of administering the ~~City Center~~Downtown Permitted Land Uses Chart, the following definitions ~~are noted~~should be used. All new development shall meet applicable design standards and guidelines.

- (1) General Service Uses. General services are professional, commercial and public activities conducted in offices; and storefronts, without outdoor storage needs, including but not limited to lodging, personal services, business and financial services, advanced technology uses that are compatible in terms of noise/vibration impacts and hazards with adjoining multi-story office and residential buildings, minor repair services, entertainment and recreation services, theaters, health services, social services, legal services, educational services and cultural services. Customer and tenant parking structures and surface lots are considered accessory to the primary use. Services excluded from this definition are uses such as industrial laundries and dry cleaning, junk yards, ~~- industrial~~ testing laboratories, ~~publishing~~, warehousing/storage and similar uses which are considered industrial uses.
- (2) General Retail Uses. General retail uses are establishments engaged in selling merchandise to the general public for personal or household consumption; processing of products does not occur or is only a minor part of use (for example; restaurants, butcher shops, breweries with taverns, art studios, etc.). This category also includes food stores, ~~-;~~ apparel; furniture and home furnishings; home improvement goods including carpeting, lighting, cabinets, plumbing fixtures; large and small durable goods for family and office use such as appliances, office furniture and supplies; eating and drinking places; and general merchandise. This category does not include uses with outdoor storage and display. Customer and tenant parking structures and surface lots are considered accessory to the primary use.
- (3) Public Facilities and Local Utilities. Public facilities include governmental administrative offices, libraries, parks, police and fire stations, educational institutions, cultural facilities, community or senior centers, and parking structures. See RCDG 20A.20.120 for definition of Local Utilities. (Ord. 1901)

20C.40.20-030 Permitted Land Uses.

~~City Center~~Downtown Permitted Land Uses Chart

Land Use	Zoning/Downtown District					
	CC-1 Mixed Use/ Retail Town (OT), Anderson Park(AP)	CC-2 Mixed Use/ Shopping Town Center (TWNC) 5	CC-3 Convenience Commercial Valley View(VV), Trestle(TR), Bear Creek(BC)	CC-4 Mixed Use/ Office Sammamish Trail (SMT), Town Square (TSQ)	CC-5 Mixed Use/ Office River Bend (RB)	CC-6 Mixed Use/ Residential River Trail (RVT), Carter (CTR), East Hill (EH)
Retail¹²						
General (except those below) ^{3,76}	P	P	P	P ^{1, 1a}	P ^{1c}	P ^{1b}
Automobiles/Boats with Outdoor Storage of Vehicles ⁺²¹⁰					S	
Gasoline ⁺⁴¹²			P ⁺⁺		P	
Vending Carts/Kiosks ⁺⁰⁹	S	S ^{9a}	S ^{9a}	S ^{9a}	S ^{9a}	
Services¹²						
General (except those below) ^{3,76}	P	P	P	P	P	P ⁺⁶¹⁴
Family Day Care (1 – 6 children)	P	P	P	P	P	P
Mini Day Care (7 – 12 Children) Day Care Center (13+ Children)	S	S	S	S	S	CS
<u>Preschools, Schools, Universities, Technical Colleges</u>	P	P	P	P	P	
Minor Auto Repair		S	S ⁺⁺		S	
Repair: Electrical Appliances, Motors, and Furniture, Machine Shops			P ⁺⁺		P	
Repair and Rental: Electronic Equipment, Stereo, Video, and Watches	P	P	P ⁺⁺	P	P	
Residential						
Multi-Family <u>and Townhouses</u> ⁸⁷	P ⁹⁸	P	P ⁹⁸	P ⁹⁸	P ⁹⁸	P
Senior Housing ⁴	P- ⁹⁸	P	P ⁹⁸	P ⁹⁸	P ⁹⁸	P
Other Uses¹²						
Public Facilities and Local Utilities ⁷⁶	P	P	P	P	P	P
Banks with Multiple Drive- Through Facilities			P ^{2,11}	S- ⁺³	S ⁺³	
All Other Drive-Through Facilities			P ^{2, +1, +4}	P- ^{2, +4}	P ^{2, +4}	
Large Satellite Dishes/Amateur Radio Antenna(s) ⁺⁵¹³	S	S	S	S	S	S
Broadcast and Relay Towers ⁺⁵¹³	C	C	C	C	C	C
Wireless Communication Facilities ⁺⁵¹³	S	S	S	S	S	S

P = Permitted Use; S = Special Use; C = Conditional Use

Notes:

¹ No single-story retail permitted, except for new development in the south block of NE 83rd Street between 158th Avenue NE and 160th Avenue NE; on Lot 6 of the Redmond Center Plat, west of 158th Avenue NE; and the north block of NE 87th Street between 160th Avenue NE and 164th Avenue NE. In multi-story buildings, retail is permitted on the ground floor, but is not required. Restaurants, taverns and delicatessens are allowed on any floor. Nonconforming single-story uses may be expanded per RCDG Title 20F.

^{1a} Same as footnote 1 above, except, single-story sit-down restaurant and entertainment uses not less than 5,000 square feet GFA, and single-story master planned festival retail development adjoining and orienting to the river are permitted. No surface parking shall be within 150 feet of the river's top of bank located between the building and the Sammamish River.

^{1b} Retail uses in the East Hill Design Area are permitted on properties which front NE 79th Street per footnote 1 above, and provided that the retail use is limited to 1,500 square feet of gross floor area per building, and faces NE 79th Street. In the East Hill district General Retail uses may occupy existing single-family structures provided: 1) Required parking for the use is not located in the front yard and the parking and driveway areas do not expand beyond the year 2005 recorded parcel; 2) The exterior of the structure, accessory structures, and landscaping maintain a single-family character; and 3) Storage of all products is kept indoors and accessory buildings do not exceed 60% of the ground floor area of the main structure.

^{1c} Same as 1 above, except single-story home and office improvement retail uses selling items such as furniture, fixtures, lighting, and carpet are allowed.

² Drive-through facilities shall have a minimum of 3,000 square feet GFA of contiguous floor space, shall be limited to one lane, only, and shall provide a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles, and landscape screening between the drive lane and the street shall be provided.

³ Adult Entertainment is not permitted Downtown. governed by See RCDG 20D.20.10.

⁴ Governed by RCDG 20D.30.15, Senior Housing Development – Density Bonus.

⁵ Prior to approval of any clearing, segregation or development permits; a conceptual master plan which shows, at a minimum, the building sites, streets, open space, required building frontages and plazas of the proposed development shall be approved by the Technical Committee and Design Review Board. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.

⁶ Master site plan approval required through general development permit process. See RCDG Title 20F.

⁷⁻⁶ On-site hazardous waste treatment and storage facilities permitted with a Special Use Permit provided that State siting criteria are met as set forth in Chapter 70.105 RCW. If the associated permitted use requires a Conditional Use Permit, consideration of the treatment and storage facility shall be subject to the same Conditional Use Permit process and conditions.

⁸⁻⁷ Maximum density per lot dependent upon size and width of lot, per the City Center Downtown Site Requirements Chart.

⁹⁻⁸ Not permitted on ground floor street fronts (ground floor) of Type V Pedestrian Segments streets (see RCDG 20C.40.105 Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby non-residential uses, except through establishment of an Administrative Design Adjustment per RCDG 20C.40.40. Residential uses

may be allowed on ground floor street fronts of Type Va Pedestrian streets per RCDG 20C.40.78, Ground Floor Residential Uses on Type Va Pedestrians Streets, but not within the shorter distance of 100 feet or ¼ block length from a street intersection.

¹⁰⁻⁹ Subject to Special Uses Criteria, RCDG 20D.170.35, Carts and Street Vendors.

^{9a} Within the shoreline jurisdiction of Bear Creek and the Sammamish River, vending carts and kiosks associated with a water-enjoyment use are permitted, subject to the special use standards in RCDG 20D.170.35. (SMP)

¹¹ ~~Gas Stations, minor auto repair, minor repair and machine shops, and drive-through facilities are prohibited west of 158th Ave. NE, extended. Surface parking is subject to the stream buffer requirements in 20D.150.60, Shoreline Buffers and 20D.140.10-100, Stream Buffers.~~

¹²⁻¹⁰ Subject to Special Uses Criteria, RCDG 20D.170.20, Automobile, RV and Boat Uses.

¹³⁻¹¹ Subject to Special Uses Criteria, RCDG 20D.170.25, Banks with Drive-Through Facilities. Banks without drive-through facilities are regulated as General Services.

¹⁴⁻¹² Please see RCDG 20D.140.10-220, Prohibited Activities in Wellhead Protection zones, and RCDG 20D.140.10-300, Wellhead Protection Zone Performance Standards.

¹⁵⁻¹³ Subject to Special Use Criteria, RCDG 20D.170.45, Telecommunications Facilities.

¹⁶⁻¹⁴ General Services are allowed only on the ground floor of multi-story mixed use residential buildings. Except, General Service uses may occupy existing single-family structures provided: 1) On-site parking is not located in the front yard; 2) ~~Substandard curb, gutter, sidewalks, and street trees are improved to current City standards; and 3) The exterior of the structure and landscaping maintains a single-family character; and 3) The use is consistent with Comprehensive Plan policies for the district.~~

(Ord. 2102; Ord. 2051; Ord. 1954; Ord. 1945; Ord. 1930; Ord. 1901)

Combined with
20C.40.10.010

20C.40.30 Design Overlay Areas. Reserve

20C.40.30-010 Purpose.

~~The City Center neighborhood is divided into 12 overlay design areas entitled, “Valley View”, “Bear Creek”, “Trestle”, “Sammamish Trail”, “Town Square”, “Old Town”, “Leary”, “River Bend”, “North Point”, “East Hill”, “Carter”, and “Mixed Use/Shopping Center”. These areas are further delineated from the Zoning Districts Map in order to create sub-neighborhoods with unique design characteristics. They are shown on the map entitled “City Center Design Areas”, included in this section. The intent of each of the design areas is as set forth below. (Ord. 2051; Ord. 1901)~~

20C.40.30-020 Old Town.

~~This design overlay area is established to be a center of pedestrian-oriented retail activity in the City Center neighborhood. The design regulations shaping development in the area provide for an urban village pattern and rhythm which encourages narrow ground floor store fronts, small blocks, narrow streets, mixed use residential/office/service buildings, and pedestrian scale architecture. The regulations encourage the enhancement of existing older buildings with small ground floor retail spaces, by encouraging narrow bay spacing complimentary to pedestrian activity and interest, and encourages office space above them. The pedestrian nature of the area is emphasized through lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of this area. (Ord. 1901)~~

20C.40.30-030 Mixed Use/Shopping Center.

~~The design overlay area is established to focus activity adjacent to the existing center of the City Center district and provide for pedestrian and automobile integration between the two areas. See Ordinance No. 1841, Town Center. (Ord. 1901)~~

~~20C.40.30-040 Valley View, Trestle, and Bear Creek.~~

~~These areas are located near entrances to the City Center and are established to allow convenient automobile access. Residential and office uses above retail shops are also allowed and encouraged, but not required. (Ord. 1901)~~

~~20C.40.30-050 Town Square.~~

~~This design area provides mid-rise office development of six to eight stories adjacent to an urban park. Mid-rise office and mixed-use developments with active ground floor arcades and pedestrian oriented shop fronts are encouraged. (Ord. 1901)~~

~~20C.40.30-060 Sammamish Trail.~~

~~Provides for employment uses adjacent to the river in mid-rise buildings. Restaurant and entertainment uses focusing on, and orienting toward, the river trail are encouraged. (Ord. 1901)~~

~~20C.40.30-070 Leary.~~

~~Provides for office employment, entertainment, residential, and retail uses developed as part of a master plan which preserves significant trees in the design area, and creates a village environment complimentary to, and with pedestrian walking connections to, the adjacent Old Town and Mixed Use Design Areas. (Ord. 1901)~~

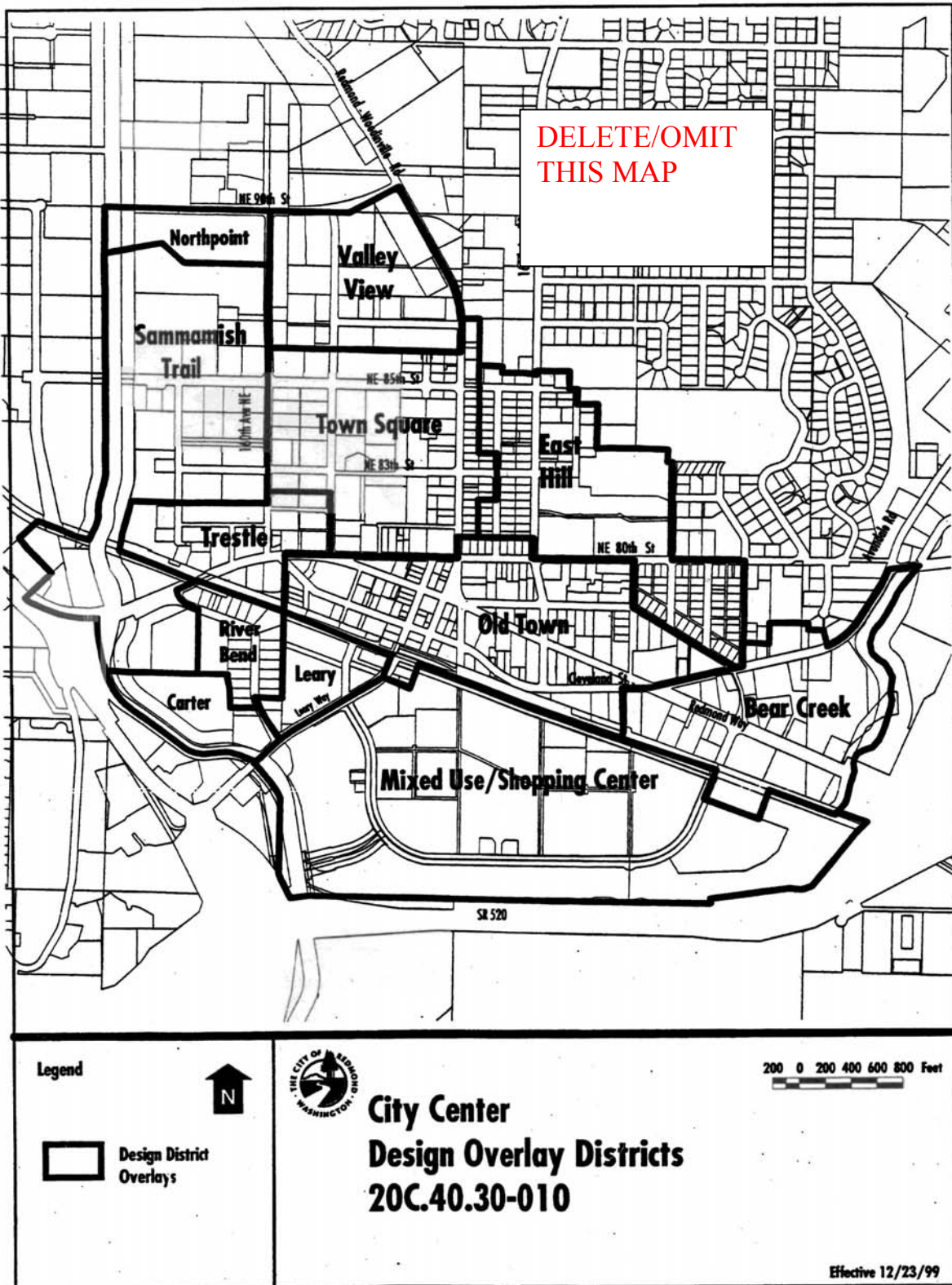
~~20C.40.30-080 River Bend.~~

~~Encourages and provides for an eventual transition to a mid-rise, mixed-use office district and/or new auto mall. Existing nonconforming light industrial type uses are encouraged to upgrade through continued property investment. (Ord. 1901)~~

~~20C.40.30-090 North Point, Carter, and East Hill Design Areas.~~

~~Provides for office, service, retail and residential uses side-by-side and within close proximity to each other, within a neighborhood context and scale. (Ord. 2051; Ord. 1901)~~

20C.40.30-090



20C.40.35 Height Limit Overlay Area.

20C.40.35-010 Purpose.

The purpose of this division is to establish special building height limits in areas within the City Center~~Downtown~~:

- (1) To provide transitions in building heights near ~~design-area~~district boundaries that border lower height ~~districts~~design areas; or
- (2) To preserve the character of the historic Leary Way corridor. (Ord. 2080; Ord. 1901)

20C.40.35-020 Building Height Restrictions.

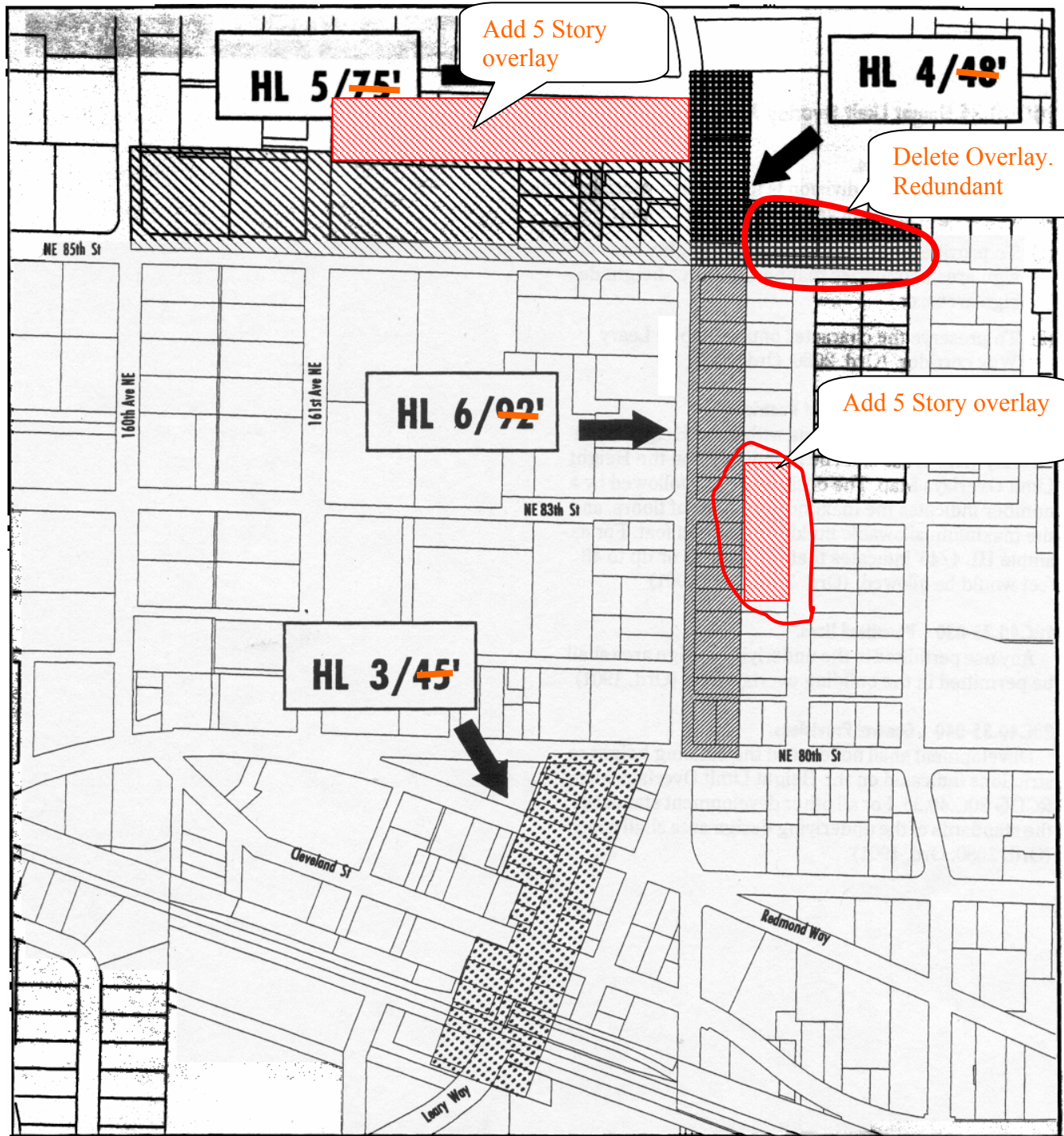
Building height restrictions within the Height Limit Overlay (HL) areas shall be as indicated on the Height Limit Overlays Map. The designation HL followed by a number indicates the maximum number of floors allowed, ~~and the maximum allowable building height in feet. For example HL 4/48' indicates that four stories or up to 48 feet would be allowed.~~ (Ord. 2080; Ord. 1901) The limits within the overlay areas may not be exceeded with the use of bonuses or Transfer Development Rights.

20C.40.35-030 Permitted Uses.

Any use permitted in the underlying ~~districts~~ esign-area shall be permitted in the building overlay area. (Ord. 1901)

20C.40.35-040 General Provisions.

Development shall not exceed the building height restrictions indicated on the Height Limit Overlays Map, RCDG 20C.40.35. For all other development standards, the standards of the underlying ~~districts~~ esign-area shall apply. (Ord. 2080; Ord. 1901)



Legend

Height Limits

-  5 Stories/75 Feet
-  4 Stories/48 Feet
-  6 Stories/92 Feet
-  3 Stories/45 Feet



City Center ~~City Center~~ DOWNTOWN
Height Limit Overlays
20C.40.35-020

70 0 70 140 210 280 Feet

Effective 9/28/2000

20C.40.40 Site Requirements.

20C.40.40-010 General.

Except as otherwise provided in this section, all applicable provisions of the Community Development Guide and other applicable codes and ordinances apply to development in the ~~City Center~~Downtown ~~Districts~~Design Areas. (Ord. 1901)

20C.40.40-020 Site Requirements.

The ~~City Center~~Downtown Site Requirements Chart, RCDG 20C.40.40-045, sets forth other dimensional and site requirements for ~~districts~~ design areas within ~~City Center~~Downtown as shown in the Downtown ~~Districts~~ Design Overlay Area Map, RCDG 20C.40.~~3020-015~~. Each structure, development or activity in the ~~district~~ design area must comply with these requirements. (Ord. 1901)

Section previously revised
w/ Unit Lot Subdivision
amendment.

20C.40.40-030 Administrative Design Flexibility (ADF).

The purpose of this section is to promote creativity in site layout and design, and to allow flexibility in the application of standards for commercial, office, retail, mixed use and residential development within the Downtown Neighborhood, and to achieve the creation of sites and uses that may benefit the public by the application of special design policies and standards not otherwise possible under conventional development regulations and standards. Departure from standards included in this section may be permitted as part of the Site Plan Entitlement process.

- (1) Deviations from these standards may be allowed if an applicant demonstrates that the deviations from the standards would result in a development that:
 - (a) Better meets the intent of the goals and policies for the design area in which the site is located;
 - (b) Is superior in design in terms of architecture, building materials, site design, landscaping and open space; and
 - (c) Provides benefit to the Downtown Neighborhood in terms of desired use, activity, and design.
- (2) ADF – Flexibility of Design Standards in Downtown. Requirements of RCDG Title 20C, Land Use Regulations that may be modified by application of this subsection are defined specifically as follows:
 - (a) Parking Lot Location. Requirements for the location of on-site parking lots may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.

- (b) Mid-Block Pedestrian Walkways and Vehicular Lanes. Requirements for mid-block pedestrian and vehicular lanes per RCDG 20C.40.105, Downtown Pedestrian System, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.
- (c) Street standards for townhouse subdivision developments.
- (d) Other Site Requirements and Standards. All other site requirements and standards for Downtown except density, height-number of stories and FAR may be modified within the development to provide superiority in site design: i.e., greater amounts of privacy, maintenance of views, preservation of vegetation, provision of usable open space, adequate light, air, and security. (Ord. 1901)

20C.40.40-040 Maximum FAR and Height without TDRs.

- (1) This section, in conjunction with RCDG 20C.40.40-045 Downtown Site Requirements Chart, sets a maximum floor area ratio (FAR) for all Downtown developments, unless the development transfers ~~the~~ floor space ~~above that maximum FAR to the site~~ through the Transfer of Development Rights (TDR) program authorized by RCDG 20D.200. ~~10 and RCDG 20C.60.50~~. The maximum FAR applies to the gross floor area of all buildings on the site, excluding parking areas for motor vehicles which are not maintained as a stock in trade. See Exceptions and Examples below.

- (2) Exceptions.

- (a) Regardless of the maximum FAR without TDRs ~~in this section~~ allowed in RCDG 20C.40.40-045 Downtown Site Requirements Chart, all buildings shall be allowed at least 10,000 square feet of gross floor area ~~or, if the space shall be occupied by dwelling units, sufficient gross floor area to contain the residential dwelling units allowed by Table 20C.40.45-020 exclusive of footnotes~~. It shall not be necessary to transfer development rights to the site under the Transfer of Development Rights program to be entitled to the minimum amount of 10,000 square feet of space allowed by this subsection. (Ord. 1901)

- (b) Transfer Development Rights are not required for residential floor area.

- (c) Buildings may add one floor beyond the maximum building height standard through the use of TDRs for height per RCDG20D.200, Transfer and Purchase of Development Rights (TDR) Program. See also RCDG 20C.40.35-020, Building Height Restrictions.

EXAMPLES: The examples below illustrate when Transfer Development Rights (TDRs) are required or not.